



MILWAUKIE

Dogwood City of the West

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From: Li Alligood, Assistant Planner

Date: January 13, 2011

Subject: Residential Development Standards – Allowed Dwelling Typologies

Overview

The purpose of this memo is to provide an overview of the City's residential development and design standards, and the residential building typology allowed within the City's residential and mixed use zones.

Approximately 69 percent of the tax lots in the City are zoned for low density residential development, and approximately 85 percent of the tax lots in the City are currently in single family residential use. As a result, the single family detached house is the dominant residential typology in the city. There are several zones in the City that allow multifamily residential uses, though many of those areas are currently developed at single family densities.

Residential Standards

The City of Milwaukie contains 9 residential use zones outside of downtown. Generally, the City's zoning ordinance ("the code") permits 4 types of buildings in residential use zones:

- Single family detached dwelling: a house with no structural attachments to other dwellings. Single family detached dwellings can also contain accessory dwelling units (ADUs), smaller dwelling units within the main house.
- Single family attached dwelling (or duplex): 2 dwellings with common structural walls.
- Multifamily dwelling: 3 or more dwellings sharing common structural walls, such as an apartment or condominium.
- Accessory structures: a building that is incidental and accessory to the main house on the lot, such as a garage, garden shed, or guest house.

Each type of building is subject to development standards, and some types are subject to design standards.

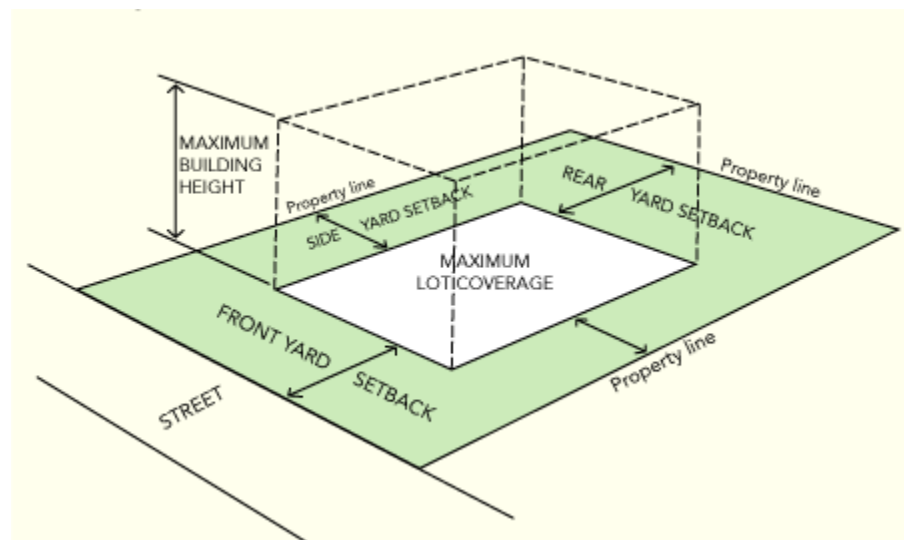
Development Standards

The code regulates new residential development in the City through residential development standards. Those standards guide where on a site a building is constructed, how much of the site it can cover, and how big it can be. The standards include:

- Required setbacks from property lines and other buildings
- Maximum building height
- Maximum lot coverage
- Minimum lot size and dimensions
- Minimum landscaping requirements
- Minimum and maximum density (the number of dwelling units in an acre)
- Only 1 building designed for dwelling purposes is permitted per lot in the R-10, R-7, R-5, and R-3 zones. This could be a single family detached house or a duplex.

Figure 1 shows how setbacks, height limits, and lot coverage limits combine to determine where a building can be located on a lot and how big it is.

Figure 1. Residential Development Standards



Source: *Building Healthy Communities* 101; <http://www.ci.la.ca.us/LAHD/curriculum/gettingfacts/planning/planconcepts.html>

The result of different types of development standards are different residential densities. For instance, if a building covers 30 percent of a lot and is 25 feet tall, densities will be much lower than if a building covers 60 percent of that same lot and is 45 feet tall.

The City's Comprehensive Plan identifies 6 types of residential land use classifications, and describes characteristics for each:

- *Low Density Residential (LD)*
Predominant dwelling type is single family detached. Low density areas are residential areas that are already developed at low densities.
- *Moderate Density Residential (Mod. D)*
Predominant dwelling types are single family detached on moderate to small lots, and single family attached dwellings (or duplexes). These areas should be a convenient walking distance to a transit stop.
- *Medium Density Residential (Med. D)*

Predominant dwelling types are single family attached. These areas are located to have access to major or minor arterial streets, and are located near commercial areas, employment centers, or transit stops.

- *High Density Residential (HD)*

Predominant dwelling types are multifamily. These areas are located near downtown and near major employers and/or major transit centers.

- *High Density Mixed Use (C/HD)*

A range of different uses including residential, commercial, and office are allowed and encouraged. Predominant building type is mixed use (residential uses above commercial, office, or retail uses) or high density residential uses. All parking must be contained within a project (i.e. must be provided on site).

- *Town Center – Outside of Downtown¹ (TC)*

Predominant building type is mixed use combining high density residential uses with retail, service commercial, and/or offices. The Town Center area should be served by several types of transportation. Currently, 2 sites in the City are designated as Town Center sites, and both are vacant.

Generally, low density residential areas allow single family detached dwellings; moderate density residential areas allow single family detached and single family attached dwellings (duplexes); medium density residential areas allow single family detached dwellings, single family attached dwellings, and some multifamily dwellings; and high density residential areas allow all dwelling types. The High Density Mixed Use and Town Center areas allow all housing types as well as mixed use buildings (buildings that combine housing with office or commercial uses).

Design Standards

New single family homes, either detached or attached, must meet a set of design standards. The standards require the main house entrance to face the street, and the exterior wall facing the street must be at least 12 percent windows. In addition, each new house must include 3 of a list of 12 façade treatments in its design. These features include porch and entry treatments, dormers, roof line offsets, attached garages, and certain materials. The design standards do not apply to large expansions of existing homes.

Accessory structures, which include detached buildings like garages or garden sheds, have their own set of design standards. They cannot exceed 15 feet in height or a footprint of 850 square feet.² If a building is taller than 9 feet, it must have a minimum roof pitch of 4 inches rise for every 12 inches of run. Lastly, metal siding is prohibited on accessory structures that are larger than 120 square feet, because structures smaller than 120 square feet are often prefabricated in metal or plastic.

Review Types

There are 4 categories of residential uses:

- Allowed outright, with no special approvals
- Allowed with Type II review and approval by staff

¹ There are 2 additional Town Center classifications: Downtown Residential (DR) Transition Area and Downtown Residential Outside of Transition Area.

² Maximum size is related to lot size: for lots of 10,000 sf or less, maximum footprint is 500 sf; for lots of 10,000 sf or more, maximum footprint is 850 sf. Maximum height is 15 ft in all situations.

- Allowed conditionally, with review and approval by the Planning Commission
- Not allowed

Generally, single family detached houses and accessory structures are allowed outright in all residential zones. Other types of dwellings, such as duplex or multifamily dwellings, may be prohibited or subject to conditional use review in lower-density residential zones.

An exception to this rule is ADUs: Type 1 ADUs are allowed in all residential zones with a Type II review process, where the decision is made by the Planning Director; and Type 2 ADUs are permitted as a conditional use in all zones except the R-2.5 zone. The primary difference between Type 1 and Type 2 ADUs is the maximum size. All ADUs must be contained within the main house and cannot be in another structure on the lot, such as above a garage.

Several multifamily dwelling types are not allowed in any residential zones, but should be considered as part of this project. These dwelling types include:

- Townhouses/rowhouses in high density residential zones.
- Courtyard housing/garden apartments
- Cottage clusters
- Detached ADUs
- Dwelling units above commercial uses in the Limited Commercial Zone C-L.

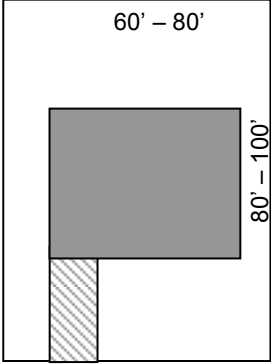
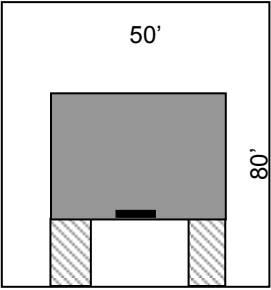
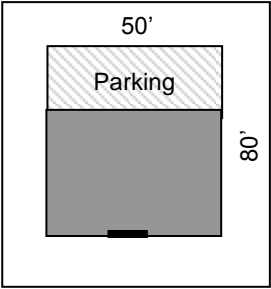
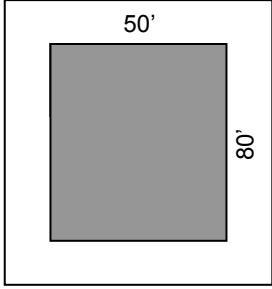
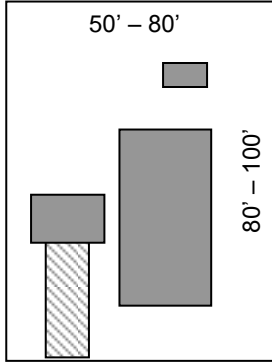
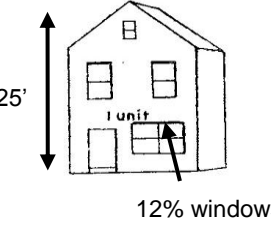
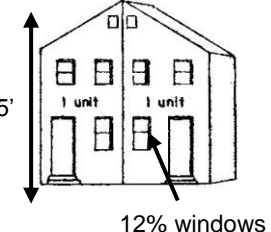
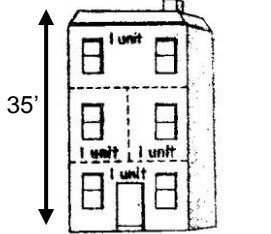
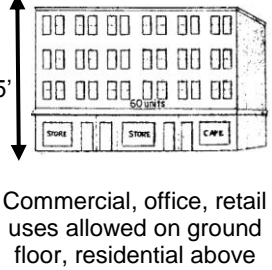
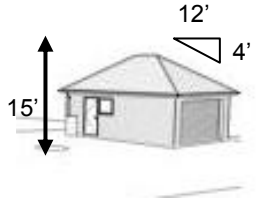
Table 1 provides an overview of allowed building types in each residential zone and land use classification. Table 2 provides additional detail about development standards and allowed residential uses in each zone.

Table 1. Allowed Housing Types by Residential Zone and Residential Land Use Designation

Land Use Designation	Use Zone	Allowed Outright	Conditionally Allowed	Not Allowed ³
Town Center	Residential-Office-Commercial Zone R-O-C	Single Family Detached (SFR) / Residential Home Single Family Attached (Duplex) Multifamily Residential (MFR) / Congregate Housing Facility Senior and Retirement Housing Mixed Use (MU) Type 1 ADU	Type 2 ADU	None
High Density MU	Residential-Business Office- Commercial Zone R-1-B	SFR / Residential Home Duplex MFR / Congregate Housing Facility Senior and Retirement Housing MU Type 1 ADU	Type 2 ADU	None
High Density Res.	Residential Zone R-1	SFR / Residential Home Duplex MFR / Congregate Housing Facility Senior and Retirement Housing MU Type 1 ADU	Type 2 ADU	None
Med. Density	Residential Zone R-2	SFR / Residential Home Duplex MFR / Congregate Housing Facility Type 1 ADU	Senior and Retirement Housing Type 2 ADU	None
Med. Density	Residential Zone R-2.5	SFR / Residential Home Duplex Type 1 ADU	MFR Congregate Housing Facility Senior and Retirement Housing	None
Med. Density	Residential Zone R-3	SFR / Residential Home Duplex Type 1 ADU	MFR Congregate Housing Facility Senior and Retirement Housing Type 2 ADU	None
Mod. Density	Residential Zone R-5	SFR / Residential Home Duplex Type 1 ADU	Senior and Retirement Housing Type 2 ADU	MFR
Low Density	Residential Zone R-7 Residential Zone R-10	SFR / Residential Home Type 1 ADU	Duplex Senior and Retirement Housing Type 2 ADU	MFR

³ Among currently listed housing types.

Table 2. Residential Building Typologies Allowed in Milwaukie

	Building Type ⁴	Single Family Detached	Single Family Attached "Duplex"	Multifamily	Mixed Use	Accessory Structures
Typical Site Plan						
Typical Building Form						
Existing Standards	Min Lot Size (sf)	7,000 – 10,000	5,000 – 8,000	5,000 – 7,500	5,000 – 6,400	Minimum lot size for zone
	Max Lot Coverage	30%	35 – 45%	45%	50%	Max. lot coverage for zone
	Average Density (units / net acre)	0 – 6.2	6.3 – 21.1	8.8 – 24.0	21.0 – 50.0	N/A
	Allowed Residential Uses	ADU Residential Home	Residential Home	Congregate Hsg Facility Senior & Retirement Hsg	Residential Home Congregate Hsg Facility Senior & Retirement Hsg	None
Land Use	Locations where Typically Found	All Areas <i>Required</i> in Low Density & Moderate Density	Moderate Density Medium Density High Density Res/MU Town Center	Medium Density High Density Res/MU Town Center	High Density MU Town Center	All

⁴ Dwelling type images retrieved online from <http://www.planning.org/pas/at60/report139.htm>.